
Sent: 13/06/2020 7:16:52 AM
Subject: submission to DA 2020/0442 Whale Beach RD
Attachments: cassar DA2020.docx;

Hello , hopefully this will get through to the relevant planning person. I sent this 2 days before deadline and when I had not received any kind of acknowledgement I became concerned that somehow it had not been received.

In speaking with council I was told to resubmit and it would be accepted.
I will also try to upload but not confident it will work as I am not very adept !

Could you please phone and or email that this has been received please or i will spend days wondering.

many thanks

Sandra Nori

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The Hon. Sandra Nori B.Ec (Syd.Uni) G.A.I.C.D.
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I write in support of DA2020

Background:

I have known Les Cassar for approximately 20 years and worked with him while I was Minister for Tourism 1999-2007 and in the early 2004 I appointed him to the Board of Tourism NSW which reported to me as Minister. I have continued social interaction with the Cassar family since retiring from parliament and moving to the Northern Beaches in 2007.

While not a planner by trade in my time as a member of the NSW Legislative Assembly I had many major developments as major issues in my electorate requiring my involvement, advocacy, for and against and community consultation. Inter alia the 5 sites redevelopment in Balmain, Darling Harbour, the Casino, the redevelopment of the Children's Hospital site Camperdown, stopping the development of a heliport on 3 occasions to name a few. I know what over development and poor development look like.

In short this application is redevelopment not overdevelopment and have noticed a lot of misinformation is being touted, calling it thin end of the wedge when the planning codes designating the site as a community centre only apply to this specific hub, and is mandated by council not the applicant. In fairness to this application council needs to scotch the untruths that are flying around the community and cause unnecessary angst for residents.

I support the proposal because:

1. The proposal will modernize and significantly improve the "hub" that exists there already. The current property needs to be demolished and rebuilt. At present it stands out for all the wrong reasons against all the well preserved properties of the district. The rebuilding of itself will visually improve local amenity.
2. The proposed design is sympathetic to the surrounding dwellings and represents better value to the public than that which currently exists. It will create a much more pleasing experience for locals and visitors alike. It will lift the whole area.
3. Parking is a premium in the café strip and is often quite difficult to find. While locals enjoy the easy walk to the "local" other residents of the NB have to drive there. The outsiders are part of the economic viability of the renowned Boatshed group, it provides local employment and spin off economic activity. Patrons have to park somewhere and at present they park on the street in competition with local residents.
4. At present the site provides 4 off street parking spaces. 2 are unusable because of their dilapidated state and 2 others are used to cafes cool room. The redeveloped site will provide 21 basement off street parking

spots 10 being for the 5 apartments and 11 for the retail/café. A net gain to the community of 21 parking spaces. This is a significant gain in such a small area. Please note under the proposal all apartments would have access to 2 off street spots unlike at present, where they all park in the street.

This will ease parking for the coffee shop and more importantly for locals and their visitors. This is a significant gain for locals at no cost to the council, the ratepayer or residents, it is simply a benefit from the development.

5. The retail component of the development is a requirement of council, as the zoning is B1 Neighbourhood Centre. Council needs to make this clear to residents to ease concerns that this sort of development will pop up everywhere, this is the only spot in Whale Beach with such zoning.
6. No doubt residents will be concerned about traffic and parking matters, if council did not have the B1 NC zoning the owner could easily, for example put in additional accommodation which would attract fewer parking requirements and traffic movements than the council mandated retail requirement. That is matter for council .
7. The breezeway is an interesting and delightful feature that not only breaks up the body of the redevelopment to create a sense of space but gives both physical and visual access to the beach that does not currently exist. I feel this is another significant improvement that represents value to the community.
8. Council's requirement that any retail (unlike the present) have a Surf Rd frontage as well as Whale Beach Rd frontage of necessity will make the development larger than neighbouring premises.

There would be many parts of the northern beaches that would be delighted to be able to a "walk to " local eatery and hub with a state of the art, architecturally meritorious design that increases parking for residents and access to the beach.

I know what over development and poor planning outcomes are...and this is not over development and nor is it a poor outcome for locals.. The height remains the same, there re no additional apartments, complies with each and every council requirement for the site and there is considerably more parking for the locals.

I strongly feel that this much needed redevelopment will be a feather in the cap for Whale Beach, offering residents a brand new eatery close to the beach in a wonderful setting.